

RECEIVED

(Number of Sites 5)

FEES:
 Subdivision Control-----\$1,440.00
 Plus \$ 8.40 per site in excess of 6 sites-----\$
 D.E.R.M.-----\$ 210.00
 Sub-Total-----\$

FOR OFFICIAL USE ONLY:

JAN 10 2005

Date Received: SUBDIVISION CONTROL

Agenda Date: 1/21/05 11:50 am

Concurrency Review Fee(*6.00% of Sub-Total)-\$
 *Not applicable within Municipalities
 Total Processing Fee-----\$

Tentative No. T- 19909-EXT-N.O.

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality Unincorporated Dade Co Sec. _____ Twp. _____ S. Rge. _____ E.

- Name of Proposed Subdivision Victoria Gardens
- Owner's Name: Homestar, Inc Phone (305) 270-0157
 Address 10691 NW Kendall Dr #311 City Miami State FL Zip Code 33176
- Surveyor's Name: Miguel Espinosa Land Surveying Phone (305) 669-9652
 Address 6494 Coral Way City Miami State FL Zip Code 33155
- Legal Description of Parent Tract Folio No. 30 - 3952 - 000 - 0490
N 209.65' of S 166.10' Less East 839.12' of 60' x 121' AKA Tract 36
- Street boundaries: NW 8 Lane & NW 128 St
- Present Zoning: RU-12
- Proposed use of Property: Single Family Res. (5 Units), Duplex (_____ Units),
 Apartments (_____ Units), Industrial/Warehouse (_____ Sq.Ft.), Business (_____ Sq.Ft.),
 Office (_____ Sq.Ft.), Restaurant (_____ Sq.Ft. & No. Seats _____),
 Other (_____ Sq.Ft. & No. of Units _____)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 4 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.E.R.M. prior to the approval of the final plat.

STATE OF FLORIDA)

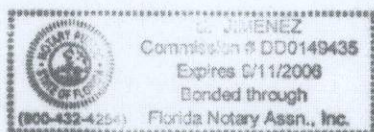
SS: Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): Jose Fernandez, President

BEFORE ME, personally appeared Jose Fernandez this 10 day of January, 2005 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 10 day of Jan, 2005 A.D.



(NOTARY SEAL)

Signature of Notary Public: B. Jimenez

(Print, Type name here): B. Jimenez

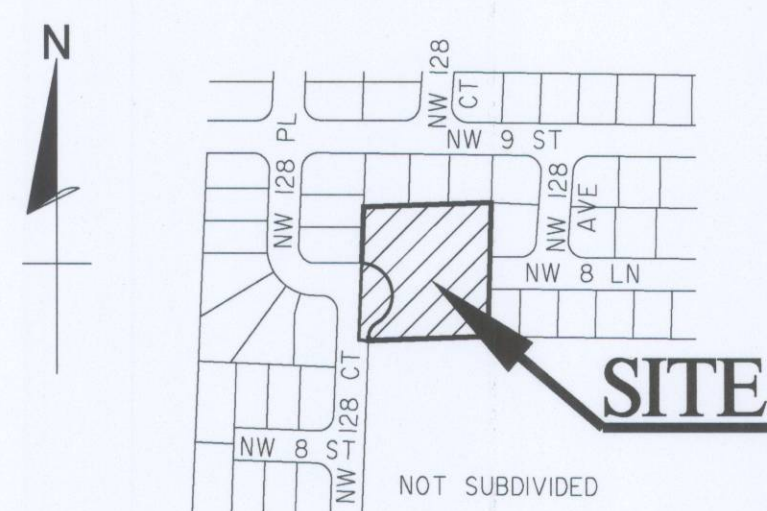
(Commission Expires) 9/11/2009 (Commission Number) DD0149435

TENTATIVE PLAT T-19909-15-COR.
VICTORIA GARDENS
SEC. 62, TWP. 53 S, RGE. 39 E DISTRICT 12
ZONING: RU-12 MIAMI-DADE CO.

VICTORIA GARDENS

A RE-SUBDIVISION OF A PORTION
OF GOVERNMENT LOT 2, SECTION 39-53-54
MIAMI DADE COUNTY, FLORIDA

TENTATIVE PLAT
T-19909



LOCATION MAP

SCALE: 1"=300'

LEGAL DESCRIPTION

BEGIN AT THE SOUTHWEST CORNER OF LOT 1 BLOCK 1 OF VISTA SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136 AT PAGE 16 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE N01°34'20"E ALONG THE WESTERLY BOUNDARY LINE OF SAID VISTA SUBDIVISION FOR 208.06 FEET; THENCE S87°59'22"W FOR A DISTANCE OF 200.35 FEET TO THE EASTERLY BOUNDARY LINE OF CORDOBA ESTATES SECTION TWO ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 145 AT PAGE 51 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN S02°06'15"W ALONG THE EASTERLY BOUNDARY LINE OF SAID CORDOBA ESTATES SECTION TWO FOR A DISTANCE OF 208.19 FEET; THENCE N87°59'22"E FOR A DISTANCE OF 202.29 FEET TO THE POINT OF BEGINNING CONTAINING 0.96± ACRES.

GENERAL NOTES:

ALL ROADS SHOWN HEREON ARE PUBLIC ROADS
ZONED: PRESENTLY RU-12
ELEVATIONS REFER TO: N.G.V.D. (1929)
MIAMI DADE COUNTY FLOOD CRITERIA: 7.5' N.G.V.D.
FIRM COMMUNITY & PANEL No. 120635269 L, FIRM DATE 9/11/09
FLOOD ZONE: ZONE AH
BASE FLOOD: 8.0'
BENCH MARK = P-610; ELEVATION 11.77
BEARINGS AND NORTH ARROW DIRECTION SHOWN ARE BASED ON THE PLAT OF VISTA SUBDIVISION PB 136 PG 16 MIAMI-DADE COUNTY, FLORIDA.
WATER SUPPLY: MIAMI DADE WATER AND SEWER DEPARTMENT
SEWAGE DISPOSAL: MIAMI DADE WATER AND SEWER DEPARTMENT
TELEPHONE COMPANY: BELLSOUTH
ELECTRIC UTILITY: FLORIDA POWER AND LIGHT
FIRE HYDRANTS (NUMBER AND LOCATION) TO BE DETERMINED BY THE FIRE DEPARTMENT
OWNER: VICTORIA GARDENS DEVELOPMENT, LLC; 9021 SW 125 AVE, SUITE #F309, MIAMI, FL 33186
DEVELOPER: VICTORIA GARDENS DEVELOPMENT, LLC
FOLIO: 30-3952-000-0490
P.R.M'S = 5
PROPOSED No. OF LOTS = 5

SURVEYORS CERTIFICATION

I HEREBY CERTIFY: THAT THE ATTACHED TENTATIVE PLAT OF VICTORIA GARDENS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION; ALSO THAT THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN AND THAT THIS TENTATIVE PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 472.027 (F.S.) AND CHAPTER 5J-17 OF FLORIDA ADMINISTRATIVE CODE.

Miguel Espinosa
MIGUEL ESPINOSA
PROFESSIONAL SURVEYOR AND
MAPPER N° 5101 STATE OF FLORIDA

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL AND ORIGINAL SIGNATURE

REVISIONS	BY
RE-SUB. 2/1/13	SCL
TEXT POB 4/4/13	SCL

MIGUEL ESPINOSA LAND SURVEYING, INC.
10855 SOUTHWEST 190th STREET, SUITE 3111
MIAMI, FL 33157
TELEPHONE: (305) 262-2992 FAX (305) 964-9303
E-MAIL: MIKE@ESPINOSALANDSURVEYING.COM
LICENSED BUSINESS No. 6465

VICTORIA GARDENS
TENTATIVE PLAT 19909
NW 8 LANE AND NW 128 COURT

DRAWN:	CHECKED:
S.C.L.	M.E.
DATE:	1-3-04
SCALE:	AS-SHOWN
JOB No.:	05-1000
SHEET	1
OF 1	SHEET 1



NW 128 PL

LOT 2 BLOCK 4
CORDOBA ESTATES
SECTION TWO
(PB 145 PG 51)

LOT 3 BLOCK 4
CORDOBA ESTATES
SECTION TWO
(PB 145 PG 51)

LOT 1 BLOCK 7
VISTA SUBDIVISION
(PB 136 PG 16)

LOT 2 BLOCK 7
VISTA SUBDIVISION
(PB 136 PG 16)

LOT 3 BLOCK 7
VISTA SUBDIVISION
(PB 136 PG 16)

LOT 4 BLOCK 7
VISTA SUBDIVISION
(PB 136 PG 16)

LOT 5 BLOCK 7
VISTA SUBDIVISION
(PB 136 PG 16)

LOT 1 BLOCK 1
VISTA SUBDIVISION
(PB 136 PG 16)

LEGEND

	EXISTING PAVEMENT
	DENOTES CENTER LINE
	DENOTES IDENTIFICATION
	DENOTES FOUND
	DENOTES IRON PIPE
	DENOTES RIGHT OF WAY
	DENOTES PROPERTY LINE
	EXISTING ELEVATION
	EXISTING MANHOLE
	EXISTING WATER VALVE
	EXISTING STOP SIGN
	EXISTING LIGHT POLE
	EXISTING TREE
	DENOTES SIDEWALK
	DENOTES VALLEY GUTTER
	DENOTES DRIVEWAY
	DENOTES EXISTING
	DENOTES PEDESTRIAN

CONTACT INFORMATION

MIGUEL ESPINOSA
MIGUEL ESPINOSA LAND SURVEYING, INC.
10655 SOUTHWEST 190th STREET, SUITE 3111
MIAMI, FL 33157
TELEPHONE: (305) 262-2992 FAX (305) 964-9303
E-MAIL: MIKE@ESPINOSALANDSURVEYING.COM

VICTORIA GARDENS

TENTATIVE PLAT NO 19909-15-N.0.-COR.

Sec. Gov't Lot 2 Twp. 53/54 Rge. 39

Municipality: MIAMI-DADE

Zoned: RU-1Z

RECOMMENDS
APPROVAL 5-17-13

Date, Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS
APPROVAL 5-17-13

Date, Regulatory and Economic Resources Dept. (Zoning)

☒ Recommends approval subject to the requirements checked below:

☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.

☒ Concurrency capacity reservation is valid until May 16, 2014 if tentative plat is kept active.

☒ Tentative Plat valid until February 17, 2014
Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting

☒ Recommends approval as a Master Plan for major road(s) alignment only. Master paving and drainage plan required, and subject to the requirements checked below:

☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works and Waste Management Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.

☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.

☒ Site to be filled to County Flood Criteria Elevation of N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.

☒ Property owner/ Developer must provide the needed improvements within the right-of-way.

☒ For the removal of any tree a permit is required.

☒ Paving and Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.

☒ Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.

☒ Performance Bond and Agreement for required improvements if required. (Cash or Letter of Credit).

☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.

☒ School Board approval required prior to final plat review.

☒ MDWASD approval required prior to final plat review.

☒ Special Taxing District approval required prior to final plat review.

☒ See attached Miami Dade Water and Sewer Department (MDWASD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.

☒ Final Mylar(s) plus five (5) prints.

☒ Opinion of Title (Valid for 30 days, unincorporated; 45 day municipality). An update is usually required before the County Commissioners meeting and/or recordation.

☒ Paid Tax receipts (and escrow, if applicable).

☒ Processing fee for Final Plat.

☒ Recording fee for Final Plat.

☒ Processing fee for Permanent Reference Monument Verification.

☒ Water Control Division approval after final plat submitted (DRER).

☒ Approval regarding method of water supply.

☒ Approval regarding method of sewage disposal.

☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).

☒ State Plane Coordinate Data Sheet.

☒ AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNC LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENT (<http://www.miamidade.gov/pubworks/plats/search.asp>)